

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 23, 2003

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **December 19, 2002** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-1268 - TIMBER RIDGE - LONE MOUNTAIN BUFFALO PARTNERSHIP - Request for a Tentative Map FOR A 42 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.7 ACRES adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN 138-04-503-002 and 003), U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation PROPOSED: R (Rural Density Residential)] [PROPOSED: RPD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).
2. TMP-1397 - CASA ROSA - HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.7 acres adjacent to the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive (APN: 137-35-410-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. TMP-1412 - LAMPLIGHT ESTATES AT ROME - SHIRON CORPORATION - Request for a Tentative Map FOR A 20 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) [DR (Desert Rural Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).
4. TMP-1424 - AZURE/JONES - US HOME CORPORATION - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.78 acres adjacent to the west side of Jones Boulevard, between Azure Drive and Tropical Parkway (APN: 125-26-602-001 and 125-26-604-004, 005, 006, 009, 010 and 011), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones, Ward 6 (Mack).

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PUBLIC HEARING ITEMS:

5. SUP-1531 - NOTIFICATION - GOOD EARTH ENTERPRISES, INC. - Request for a Special Use Permit FOR A 330 UNIT ASSISTED LIVING APARTMENT COMPLEX at 233 South 6th Street (APN: 139-34-611-036) and 232 South 7th Street (APN: 139-34-611-037), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
6. ABEYANCE - RENOTIFICATION - VAR-1295 - GOOD EARTH ENTERPRISES, INC. - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 70 PARKING SPACES ARE REQUIRED FOR A PROPOSED 330 UNIT LIVING APARTMENT COMPLEX at 233 South 6th Street and 232 South 7th Street (APN: 139-34-611-034, 036, 037, and 039), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
7. ABEYANCE - SDR-1298 - LEWIS CENTER PARKING, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF DAYSIDE INC. - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Building Setback Standards FOR A PROPOSED EIGHT LEVEL PARKING GARAGE WITH GROUND LEVEL RETAIL (17,959 Square Feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard (APN: 139-34-210-050 and 051), C-2 (General Commercial) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).
8. ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).
9. ABEYANCE - ZON-1103 - PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) of 4.0 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-019), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
10. ABEYANCE - RENOTIFICATION - SDR-1104 - PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A REQUEST TO WAIVE THE STREET SECTION STANDARDS FROM THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on approximately 15.01 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] under

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- Resolution of Intent to TC (Town Center) and U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
11. ABEYANCE - VAC-1254 - PARDEE HOMES OF NEVADA - Petition to vacate a portion of excess right-of-way adjacent to the northwest corner of Fort Apache Road and Dorrell Lane, and to vacate U.S. Government Patent Reservations generally located west of Fort Apache Road, north of Dorrell Lane, Ward 6 (Mack).
12. ABEYANCE - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
13. ABEYANCE - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
14. ABEYANCE - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 34-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
15. GPA-1016 - ROGER FOSTER - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), Ward 4 (Brown).
16. ZON-1017 - ROGER FOSTER - Request for a Rezoning FROM: U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 2.5 acres adjacent to the north side

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- of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), PROPOSED USE: MINI-WAREHOUSE, Ward 4 (Brown).
17. **SUP-1018 - ROGER FOSTER** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
18. **SUP-1454 - ROGER FOSTER** - Request for a Special Use Permit FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
19. **GPA-1350 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML-TC (Medium Low - Town Center) TO: MLA-TC (Medium-Low Attached Residential - Town Center) on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), Ward 6 (Mack).
20. **ZON-1351 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request for a Rezoning FROM: U (Undeveloped) [ML-TC (Medium Low - Town Center) General Plan Designation] [PROPOSED: MLA-TC (Medium-Low Attached Residential - Town Center) General Plan Designation] TO: TC (Town Center) on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), [PROPOSED: Multi-Family Residential Development], Ward 6 (Mack).
21. **GPA-1392 - CITY OF LAS VEGAS** - Request to amend the Centennial Hills Sector Plan to add the 2002 Interlocal Land Use Plan, add an Rural Neighborhood Preservation Boundary and Land Use, modify the Trails and Parks chapters, and remove references to the Northwest Sector Plan (APN: Multiple), Wards 4 (Brown) and 6 (Mack).
22. **GPA-1400 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** - Request to amend the Centennial Hills Sector Plan FROM: GC (General Commercial) TO: LI/R (Light Industry/Research) on

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- 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN:139-18-302-004 and 139-18-403-001), Ward 5 (Weekly).
23. **ZON-1401 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: C-2 (General Commercial) TO: C-M (Commercial/Industrial) on 48.49 acre adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-302-004 and 139-18-403-001), PROPOSED USE: LIGHT COMMERCIAL/ INDUSTRIAL/OFFICE DEVELOPMENT, Ward 5 (Weekly).
24. **SDR-1404 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Modification to the planting scheme along the Rancho Drive frontage FOR A PROPOSED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 14.45 acres CONSISTING OF AN 18,500 SQUARE FOOT OFFICE BUILDING on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of the Decatur Boulevard intersection (a portion of APN: 139-18-302-001) AND A 166,900 SQUARE FOOT COMMERCIAL/ INDUSTRIAL DEVELOPMENT ON 12.6 ACRES adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (a portion of APN: 139-18-403-001), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly).
25. **GPA-1410 - GALTAR, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 1.04 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-009), Ward 6 (Mack).
26. **ZON-1411 - GALTAR, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on 1.04 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-009), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).
27. **SDR-1413 - GALTAR, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the Required Parking Lot Finger Islands FOR AN ADDITION TO AN APPROVED USED VEHICLE SALES LOT on 4.14 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-007 and 009), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).
28. **GPA-1414 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density) TO: R

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- (Rural Density Residential) on 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), Ward 6 (Mack).
29. **ZON-1426 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
30. **SDR-1421 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request for a Site Development Plan Review FOR A 130-LOT SINGLE FAMILY DETACHED DEVELOPMENT on 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
31. **GPA-1417 - NV CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: SC-TC (Service Commercial - Town Center) TO: M-TC (Medium Density Residential - Town Center) on 10.3 acres adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), Ward 6 (Mack).
32. **SDR-1420 - NV CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 129-UNIT MULTI-FAMILY DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), TC (Town Center) Zone, Ward 6 (Mack).
33. **GPA-1616 - TRIPLE A, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southeast Sector of the General Plan FROM: SC (Service Commercial) TO: LI/R (Light Industrial/Research) on 4.09 acres adjacent to the northwest corner of Lamb Boulevard and Washington Avenue (APN: 140-30-601-016), Ward 3 (Reese).
34. **ZON-1618 - TRIPLE A, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park) under Resolution of Intent to C-1 (Limited Commercial) TO: M (Industrial) on 4.09 acres adjacent to the northwest corner of Lamb Boulevard and Washington Avenue (APN: 140-30-601-016), PROPOSED USE: POULTRY PROCESSING CENTER IN CONJUNCTION WITH A GROCERY STORE, Ward 3 (Reese).

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35. **GPA-1425 - WILLIAM S. BOYD TRUST II, ET AL** - Request for to amend the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 15.1 acres adjacent to the east side of Rancho Drive, between Coran Lane and Holly Avenue (a portion of APN: 139-19-705-001), Ward 5 (Weekly).
36. **GPA-1451 - PHILLIP LANGHAM ON BEHALF OF JOHN RADER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016, and 018), Ward 6 (Mack).
37. **VAR-1388 - JOHN AND MELANIE KENN** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING ADDITION TO BE 12 FEET FROM THE REAR PROPERTY LINE WHERE 18 FEET IS THE MINIMUM SETBACK REQUIRED at 4915 Wild Thyme Avenue (APN: 125-24-512-036), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
38. **VAR-1389 - SPECIALIZED DEVELOPMENT** - Request for a Variance TO ALLOW A REDUCTION OF THE MINIMUM LOT SIZE TO RANGE FROM 16,241 TO 18,041 SQUARE FEET WHERE 20,000 SQUARE FEET IS THE MINIMUM LOT SIZE REQUIRED between Torrey Pines Drive and Rebecca Road, approximately 560 feet north of Ann Road (APN: 125-26-403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).
39. **VAR-1396 - STEPHEN W. AND JESSICA M. ALEXANDER** - Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 20 FEET FROM THE FRONT PROPERTY LINE WHERE 25 FEET IS THE MINIMUM SETBACK REQUIRED AND 10 FEET FROM THE REAR PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 6280 Fisher Avenue (APN: 125-35-613-003), R-D (Single Family Residential-Restricted), Ward 6 (Mack).
40. **VAR-1423 - BOLICK FAMILY TRUST** - Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 20 FEET FROM THE FRONT PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 2011 Shenley Court (APN: 163-04-316-017), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

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41. **RQR-1365 - JAMES KARR ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Review of an approved Special Use Permit (U-0110-97) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2111 Western Avenue (APN: 162-04-801-001), M (Industrial) Zone, Ward 1 (M. McDonald).
42. **SUP-1408 - DESERT LINCOLN MERCURY** - Request for a Special Use Permit FOR AN AUTO PAINT & BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY) at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (McDonald).
43. **SDR-1407 - DESERT LINCOLN MERCURY** - Request for a Site Development Plan Review FOR AN AUTO PAINT AND BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY); A REDUCTION OF THE PERIMETER LANDSCAPING REQUIREMENTS; A WAIVER OF THE PARKING LOT LANDSCAPE FINGERS; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER BETWEEN THE BUILDING AND THE PARKING AREA, AND A WAIVER OF THE PEDESTRIAN OPEN SPACE AND PLAZA REQUIREMENT on 7.75 acres at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (McDonald).
44. **SUP-1148 - SMOKE RANCH JONES PARTNERSHIP ON BEHALF OF SMOKE RANCH ENTERPRISES** - Request for a Special Use Permit FOR A SELF SERVICE CAR WASH adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
45. **SUP-1348 - THE HOWARD HUGHES CORPORATION ON BEHALF OF THE LAS VEGAS CULINARY ACADEMY** - Request for a Special Use Permit FOR A SUPPER CLUB IN CONJUNCTION WITH A PROPOSED CULINARY SCHOOL AND RESTAURANT (LAS VEGAS CULINARY ACADEMY) at 1451 Center Crossing Road (APN: 138-30-113-016), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

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46. SUP-1361 - VILLAGE SQUARE, LIMITED LIABILITY COMPANY ON BEHALF OF JOLYN FUHRIMAN - Request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALE LOT FOR A PROPOSED FARMERS MARKET adjacent to the northwest corner of Sahara Avenue and Fort Apache Road (APN: 163-06-816-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
47. SUP-1416 - JUAN A. MARTINEZ ON BEHALF OF JUAN AND ANTONIO SANCHEZ - Request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT FOR A PROPOSED HOT-DOG VENDING CART at 634 North Eastern Avenue (APN: 139-25-407-004), C-2 (General Commercial) Zone, Ward 3 (Reese).
48. SDR-1385 - MOVING FORWARD, INC. - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT RETAIL BUILDING; A WAIVER TO ALLOW A 15 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND A 15 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; A WAIVER TO ALLOW NO LANDSCAPING BETWEEN THE PARKING AREA AND THE BUILDING; A WAIVER OF THE REQUIREMENT TO HAVE ALL PARKING IN THE REAR OR SIDES OF THE LOT, AND A WAIVER TO ALLOW 10 FEET OF LANDSCAPING ALONG SMOKE RANCH ROAD WHERE 15 FEET IS REQUIRED on 2 acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane (APN: 138-23-110-034), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
49. SDR-1391 - ERNEST LEROY HAWKINS, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 138 UNIT CONDOMINIUM DEVELOPMENT on 9.2 acres adjacent to the southeast corner of Alexander Road and Maverick Street (APN: 138-11-515-057 through 136 and 138-516-001 through 112), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).
50. SDR-1393 - RONALD J. RICHARDSON - Request for a Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); A WAIVER OF THE PARKING LOT LANDSCAPE FINGER REQUIREMENT; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER IN BETWEEN THE PARKING AREA AND THE BUILDING; A WAIVER OF THE REQUIREMENT TO HAVE ALL PARKING IN THE REAR OR SIDES OF THE LOT; A WAIVER TO ALLOW AN UNCOVERED TRASH ENCLOSURE; AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER LANDSCAPING adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Agenda

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51. **SDR-1395 - BECKER TRUST COMPANY, ET AL ON BEHALF OF WL HOMES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 565-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road (APN: 125-04-001-001, 002, 003, 005 through 008 and 125-05-604-047), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).
52. **SDR-1415 - BARKER, BROWN, BUSBY & SUTHERLAND, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT OFFICE BUILDING on 0.64 acres adjacent to the southwest corner of Fourth Street and Hoover Avenue (APN: 139-34-410-102, 103, 129 and 130), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).
53. **SDR-1418 - EL DURANGO, LIMITED LIABILITY COMPANY ON BEHALF OF BEAZER HOMES** - Request for a Site Development Plan Review FOR A 197-LOT RESIDENTIAL DEVELOPMENT on 33.3 acres adjacent to the southeast corner of Grand Teton Drive and Hualapai Way (APN: 125-18-101-004, 006, and 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
54. **MSP-1409 - D. 2801 WESTWOOD, INC.** - Request for a Master Sign Plan Review FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (LE ROUGE GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (M. McDonald).

NON-PUBLIC HEARING ITEMS:

55. **ABEYANCE - SDR-1310 - ADVENT UNITED METHODIST CHURCH** - Request for a Site Development Plan Review FOR AN EXISTING MODULAR BUILDING TO BE CONVERTED TO A PERMANENT BUILDING on 1.25 acres at 3460 North Rancho Drive (APN: 138-12-710-046), C-2 (General Commercial) Zone, Ward 6 (Mack).
56. **SDR-1399 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A REDESIGN OF THE HUNTRIDGE CIRCLE PARK located between northbound and southbound Maryland Parkway, between Franklin Avenue and Francis Avenue (APN: 162-03-514-052), C-V (Civic) Zone, Ward 3 (Reese).

1/16/2003 9:52 AM

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DIRECTOR'S BUSINESS:

57. DIR-1208 - CITY OF LAS VEGAS - Request to designate parcels of land AS A HISTORIC DISTRICT IN THE CITY OF LAS VEGAS generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
58. TXT-1358 - CITY OF LAS VEGAS - Request to amend the Town Center Development Standards in regards to signs.
59. TXT-1505 - CITY OF LAS VEGAS - Request to amend Title 19 to establish development standards for valet parking.
60. TXT-1510 - CITY OF LAS VEGAS - Request to amend Title 19 to establish revised parking standards for barber/beauty shops.
61. TXT-1512 - CITY OF LAS VEGAS - Discussion and Possible action to Amend Title 19.18.050 B of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.